

**CITY COUNCIL MINUTES
REGULAR MEETING
SEPTEMBER 8, 2020**

The Winnemucca City Council met in regular session on Tuesday September 8, 2020 at 2:00 p.m. in the City Hall meeting room. Present (at the meeting room): Mayor Richard Stone; Council members Mike Owens, Theresa Mavity, Vince Mendiola and Paige Brooks; and, City Manager/Engineer Alicia Heiser, City Clerk Lorrie Haaglund, and City Attorney Kent Maher. Absent: Council member Jim Billingsley.

CALL TO ORDER:

Mayor Stone called the meeting to order at 2:00 p.m.

PUBLIC COMMENT-PERSONAL COMMUNICATION-CORRESPONDENCE:

There was no public comment, personal communication or correspondence.

MINUTES:

The August 18, 2020 City Council regular meeting minutes were reviewed, and Council member Owens moved for approval as submitted. Motion carried unanimously.

WARRANTS-EXPENSES:

The reports for payments of warrants and expenses were reviewed and Council member Mendiola moved for approval as submitted. Motion carried unanimously.

PROCLAMATIONS-AWARDS-PRESENTATIONS:

There were no proclamations or awards.

BUSINESS ITEMS:

BUSINESS IMPACT DETERMINATION

After review and consideration of the effect each item could potentially have on a "business," as the term is defined by statute, the Council agreed and Council member Mavity moved to make a finding that no item on the agenda appears to impose a direct and significant economic burden on a business or appears to directly restrict the formation, operation or expansion of a business. Motion carried unanimously.

NAPC FORUM REGISTRATION FEES REIMBURSEMENT

Dana Toth, Historic Resources Commission Chair, reported that the \$500 registration fee for the virtual NAPC FORUM that was held in August was paid with personal funds and requested reimbursement for the payment. The City is eligible for reimbursement of the payment from Nevada SHPO and the request has been submitted to them. Council member Owens moved to authorize the \$500 reimbursement as presented. Motion carried unanimously.

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HISTORIC RESOURCES COMMISSION APPOINTMENT CONFIRMATION / HUBER

Mayor Stone reported that he appointed Jessica Huber to the Historic Resources Commission (HRC) and asked for confirmation from the Council. Council member Mavity said she appreciated Huber's letter of interest. Council member Mendiola said he appreciated Huber's willingness to serve and learn about Humboldt County. Huber commented that she is new to Winnemucca and has learned some of the history and believes it is a good thing to be involved with preserving historic venues. HRC Chair Dana Toth said Huber is the owner of a historic property on Bridge Street and it is nice to have ownership of historic property represented on the HRC. Council member Mavity moved to confirm the Mayor's appointment of Jessica Huber to the Historic Resources Commission. Motion carried unanimously.

Toth reminded that the Historic Resources Commission will be hosting CAMP (Commission Assistance and Mentoring Program) on September 11-12, 2020 via Zoom.

GREEN FEE WAIVER REQUEST / NNGA WOMEN'S GOLF TOURNAMENT

Di An Putnam, representative of the Winnemucca Ladies Golf Club, requested a waiver of green fees for the NNGA Women's Golf Tournament scheduled for September 26-27, 2020. Putnam commented that the NNGA has been coming to Winnemucca for the past two years and they were not aware they would be required to pay green fees this year. The tournament will have more than 50% of the players from out of town. Putnam said that the Ladies Club has always given back to the golf course and is donating \$3,000 toward the improvements made to the banquet room at the golf course, noting that both the Ladies and the Men's Golf Clubs do a lot for the golf course. There are only about five tournaments now that involve a large amount of out of town people. Terry Boyle, Winnemucca Inn owner, said on average out of town participants spend \$250-\$300 per person per day and for every dollar spent on a room, two dollars is spent in the community. Mayor Stone said the City Manager and Mayor met with the Golf Club presidents and the Golf Pro to discuss tournament fees and green fees for tournaments having more than 50% of the players from out of town. For tournaments with mostly local players, the recommendation is to have a reduced tournament greens fee. City Manager Heiser commented that any changes to the tournament fee will require an ordinance change. Stone reminded that the green fees were changed this year when the Council considered recreation fees during the budget hearing. The Golf Course does not make money for the City, it is subsidized, and the amount it costs the City is increasing every year. The fee structures were changed in an attempt to recoup some of the operational costs. Putnam said the Ladies Golf Club is suggesting a different fee structure so those from out of town playing the bigger tournaments do not feel the community is sticking it to them to be part of the tournament. Putnam acknowledged it is too late to look at this year so that is why they are requesting the green fee waiver. Council member Owens moved to approve the requested waiver of the green fees for the NNGA Women's Golf Tournament on September 26-27, 2020. Motion carried unanimously.

PUBLIC HEARING-ORDINANCE ADOPTION / REZONE / PERALDO BUILDING LLC

Mayor Stone commented that this is a rezone application request to change the zoning designation from G-C (General Commercial) to R-2 (Multi-Family Residential) at 302 and 312 W. Fourth Street. Mayor Stone called for public comment on the proposed rezone. There were

no comments. Council member Owens moved to adopt the ordinance approving the rezone for 302 and 312 W. Fourth Street (APN 15-0428-04) as presented. Motion carried unanimously.

PUBLIC HEARING-ORDINANCE ADOPTION / PRIVATE FIRE SERVICE CONNECTION FEE

Mayor Stone called for public comment. There were no public comments. City Manager Heiser commented that, as previously discussed, staff recommends amending the regular monthly fee for private fire service connections to the rates that existed prior to the July 1, 2020 meter fee increase. The pre-July 1 monthly meter fee will be reinstated and there will be a new fee for each incident, based on meter size, for the mostly unused private fire line services. Council member Mendiola moved to adopt the ordinance to amend the meter fees per Winnemucca Municipal Code 13.08.230 as presented. Motion carried unanimously.

ORDINANCE INTRODUCTION / CEMETERY FEES-RULES-POLICIES

Council member Brooks moved to introduce and set for public hearing at the next available Council meeting an ordinance to codify the cemetery fees and authorize adoption and modification of cemetery rules-policies by resolution. Motion carried unanimously.

ORDINANCE INTRODUCTION / MASTER PLAN AMENDMENT MP-20-05

Council member Brooks moved to introduce and set for public hearing at the next available Council meeting an ordinance to amend the master plan designation from COMM (Commercial) to MHDR (Medium High Density Residential) for property located at Great Basin Avenue and Packsaddle Road (APN 16-0368-10). Motion carried unanimously.

ORDINANCE INTRODUCTION / REZONE RW-20-05

Council member Brooks moved to introduce and set for public hearing at the next available Council meeting an ordinance to change the zoning designation from G-C (General Commercial) to R-2 (Multi-Family Residential) and R-16 (Single Family Residential 6,000 SF minimum lot size) for property located at Great Basin Avenue and Packsaddle Road (APN 16-0368-10). Motion carried unanimously.

WEST-SIDE CURB AND GUTTER PROJECT

City Manager Heiser reported receiving only one bid in the amount of \$51,697.25 from Hunewill Construction. The engineer's estimate for this RTC project is \$46,494.50. Council member Mavity moved to accept the Hunewill bid for the West-Side curb and gutter project in the amount of \$51,697.25. Motion carried unanimously.

LOON AIRPORT EXPANSION PROJECT / INCREASE LICENSE FEE

City Manager Heiser explained that LOON is proposing to expand the area of property they use at the Airport Industrial Park and is agreeable to increasing the current monthly license fee proportionally to the increase in acreage. LOON's current monthly payment is scheduled to increase on November 1, 2020 from \$9,545 per month to \$9,960 per month. Based on the three-acre amended lot size, the payment will be \$11,880 per month on November 1, 2020. If the Council approves, work on the amended license agreement, legal description and map will

begin. Council member Brooks moved to approve the proposal to expand the area of land used for the LOON Project and increase the license fee for the land use as presented by Staff. Motion carried unanimously.

CORONAVIRUS RELIEF FUND ELIGIBILITY CERTIFICATION

City Manager Heiser presented the expense reporting worksheets for the Coronavirus Relief Funds and commented that all COVID-related expenses have been accounted for from March 1, 2020 through the end of July in the amount of \$33,000. Heiser anticipates that expenses will increase in the coming months. The City-County Corona Fund Committee approved a \$308,000 allocation to the Humboldt County School District for network upgrades for distance learning, some personal protective equipment and sanitization costs. The committee also approved \$100,000 for the Boys and Girls Club for staffing at different locations for distance learning. The Boys and Girls Club plan is very fluid so the committee decided to do their funding in \$100,000 portions which the Club will request as needed.

BODE HOWARD MEMORIAL POOL

City Manager Heiser reported she has received the final revised draft report from GreenPlay, and they want to schedule a conference call with the committee to discuss conceptual design and location.

STAFF-COUNCIL REPORTS

City Manager Heiser reported: (i) the executed right-of-way grant for the Railroad Spring pipeline was received and the project will be put out to bid in late September or early October; (ii) the City is still waiting on the final report from Farr West on the Well #8 project; (iii) the Alleys sewer project remains on hold until Hunewill Construction assigns a crew; (iv) the contract was awarded today for the West-Side curb and gutter project; (v) discussions are continuing with the party interested in constructing a transloading facility at the Airport Industrial Park; (vi) LOON provided a proposed site plan for their proposed expansion and staff is working with Desert Mountain Surveying to obtain a new legal description and with the City Attorney on the amendment to the license agreement; and, (vii) the BLM recently ramped up their efforts to complete a proposed \$2.5M expansion at the Airport which requires coordination between BLM, the City, Armstrong Consultants, and the FAA. There will be amendment(s) to the existing BLM lease(s) and BLM will be paying for the project through the lease agreements.

Council member Owens reported on the RTC meeting he attended.

Council member Mavity reported that she has had no committee meetings but commented that the animal shelter is looking for volunteers.

Council member Mendiola reported on the NNRDA meeting he attended.

Council member Brooks commented that the FCC and the Northern Nevada Recreation Coalition will both be having meetings on September 15, 2020.

Captain Rangel reported on a crime statistic report for the City.

Mayor Stone reported on: (i) the Debt Management Committee meeting he attended; (ii) a conference call he participated in with the Nevada League of Cities; and, (iii) the police audit for the evidence vault.

PUBLIC COMMENT:

There was no public comment.

The meeting was adjourned at 3:30 p.m.

Respectfully submitted,

Lorrie Haaglund
City Clerk

PASSED AND ADOPTED: October 6, 2020

VOTE OF COUNCIL:

AYES: Owens, Mavity, Mendiola, Brooks
NAYS: _____
ABSTAIN: _____
ABSENT: Billingsley

APPROVED:

ATTEST:

Richard Stone
Mayor

Lorrie Haaglund
City Clerk